



**Kennedy
& Foster**

81 Stratton Way

Biggleswade

SG18 0NW

£400,000

- THREE BEDROOM SEMI
- 19FT KITCHEN/DINER
- REFITTED BATHROOM
- CONSERVATORY
- ANNEXE POTENTIAL
- OFF ROAD PARKING
- LARGE GARDEN
- NO UPWARD CHAIN



A well proportioned three bedroom semi occupying a deceptively large plot. Offered for sale with no upward chain, the property benefits from a 19ft refitted kitchen/diner, conservatory, refitted bathroom and large garden. In addition to all of this there is a separate room to the side of the property offering annexe potential or an ideal work from home space.

DOUBLE GLAZED COMPOSITE DOOR INTO:

HALLWAY

Stairs to first floor accommodation with storage under. Fitted cupboard housing wall mounted combination boiler, wall mounted radiator, recess spotlights to ceiling, tiled floor, doorway to kitchen. Doorway to:

LOUNGE

14' 3" into bay x 12' 8" (4.34m x 3.86m) uPVC double glazed bay window to front aspect, wall mounted radiator, recess arch alcoves to one wall, spotlights to ceiling.

KITCHEN/DINER

19' 3" x 9' 4" (Widening to 10'2") (5.87m x 2.84m) uPVC double glazed window to rear aspect, uPVC double glazed doors, wall mounted radiator. Range of fitted shaker style eye level and base units with wooden work surface over. Butler style sink, marble effect panel splash back, space for range style oven with chimney style extractor over, integrated dishwasher, bin storage, tiled floor, island breakfast bar with wooden work surface, recess spotlights to ceiling, corner bar area with wall mounted optics.

CONSERVATORY

12' 4" x 8' 10" (3.76m x 2.69m) uPVC double glazed windows to three aspects, wall mounted radiator, wood laminate floor, uPVC double glazed window to garden.

FIRST FLOOR LANDING

uPVC double glazed window panel to side aspect, access to loft space with ladder, built in cupboard with shelves, spotlights to ceiling. Panelled doors to:

BEDROOM

12' 1" x 8' 8" (3.68m x 2.64m) uPVC double glazed window to front aspect, wall mounted radiator, wood laminate floor, fitted wardrobes to one wall with sliding mirrored doors.

BEDROOM

10' 3" x 9' 5" (3.12m x 2.87m) uPVC double glazed window to rear aspect, wall mounted radiator, wood laminate floor, fitted wardrobes to one wall with sliding mirrored doors, recess arch alcove.

BEDROOM

9' 2" x 8' 0" (2.79m x 2.44m) uPVC double glazed window to front aspect, wall mounted radiator, wood laminate floor, recess wardrobe space over stairwell.

BATHROOM

Frosted uPVC double glazed window to rear aspect. Panelled shower bath with screen, freestanding sink, close coupled WC, wall mounted heated towel rail, demisting mirror, spotlights to ceiling, tiled floor, tiling to walls.

STUDY/ANNEXE

10' 7" x 8' 9" plus kitchen and cupboard space 12' 4" x 4' 4" (3.23m x 2.67m) Wooden door to front, uPVC double glazed window to front aspect, uPVC double glazed door to garden, wall mounted radiator, wood effect tiled floor, sky light and spotlights to ceiling, work surface and sink with cupboard under and space for fridge. Wall mounted cupboard, recess cupboard with spotlights, cloakroom with WC, wall mounted towel rail and spotlight to ceiling.

OUTSIDE REAR

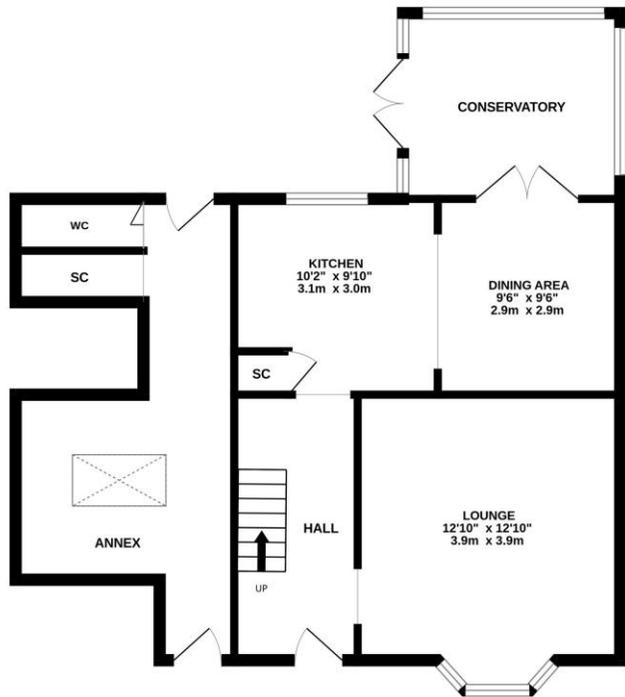
Paved patio with garden mainly laid to lawn, enclosed but timber panel fencing, trees to rear, timber shed, uPVC double glazed door to study/annexe.

FRONT

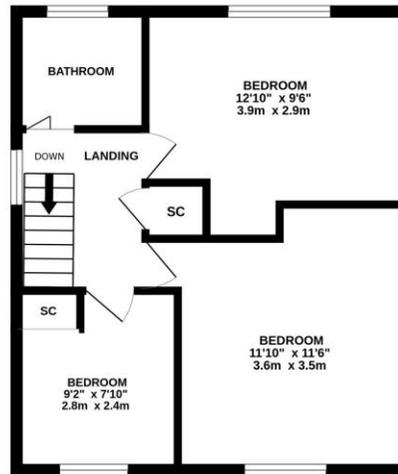
Shingled driveway providing off road parking for two vehicles. Access to study/annexe.



GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.